WARRANTY DEED

Karen Johnson Davidson County
Batch# 644010 **DEEDWARR**
05/25/2021 03:03:39 PM 2 pgs
Fees: $13.00 Taxes: $932.59

20210525-0070990

LR-SB-RH-21-2819

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,051.39.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ray Hackney	**New Owner**	
(NAME)	(NAME)	**094-03-0-006.00**
PO Box 160325		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DWIGHT E. STOKES, SINGLE AND DEANNA G. STOKES, SINGLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAY HACKNEY, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of FortLand Park, Section 1 of record in Plat Book 2663, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dwight E. Stokes and wife, Deanna G. Stokes by Warranty deed from Ocwen Federal Bank, FS (Correctly known as Ocwen Federal Bank FSB) of record in Instrument No. 20010123-0007004 Register's Office for Davidson County, Tennessee, dated January 19, 2001 and recorded on January 23, 2001.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- A Deed of Trust by Dwight E. Stokes and Deanna G. Stokes, husband and wife, trustor, to Homestead Title and Escrow LLC, trustee, for the benefit of Farmington Mortgage, a Division of CapStar Bank, beneficiary, to secure a note in the original amount of $ 171,200.00 secured thereby, dated February 10, 2017, and recorded on February 16, 2017, of record as Instrument Number 20170216-0015944, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2753, Page 612, Book 2799, Page 43 and Book 3135, Page 398, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2819 Hody Dr, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the ____ DAY OF MAY, 2021.

Dwight E. Stokes

Deanna G. Stokes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWIGHT E. STOKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Florida
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEANNA G. STOKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2021.

Notary Public
My Commission Expires: 7-1-2022
(SEAL)

LINDSAY WRIGHT
MY COMMISSION # GG 231601
EXPIRES: July 1, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212